

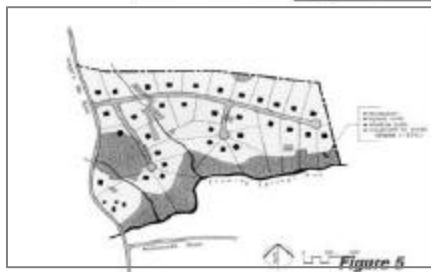
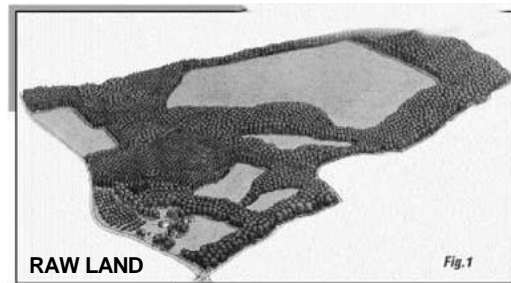
CONSERVATION SUBDIVISIONS

PRESENTATION TO GP2020
STEERING COMMITTEE
JANUARY 24, 2004

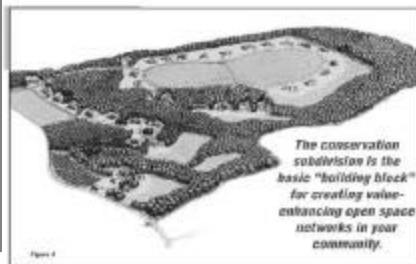
DEFINITION

CONSERVATION SUBDIVISIONS

- Means by which lots or dwelling units are clustered in close proximity to one another, rather than spread out over the entire parcel.
- Primarily an issue in Semi-Rural and Rural Lands where large undeveloped parcels remain.



TYPICAL SUBDIVISION



CONSERVATION SUBDIVISION

OBJECTIVES

CONSERVATION SUBDIVISIONS

- Preserve sensitive environmental, agricultural, and native vegetation areas
- Increase defensibility against fires
- Reduce infrastructure costs by clustering development
- Provide communal facilities for recreation

IG PROPOSAL — KEY COMPONENTS

- Minimum Lot Size / Maximum Footprint
- Minimum Open Space Requirement
- Remainder Parcel
- Density Incentive
- Mandatory vs. Voluntary

OPEN SPACE SUBDIVISION INTEREST GROUP PROPOSAL

		Density (DU per Acre)	Minimum Lot Size (Net)		Minimum Open Space Lot (% Total)
Voluntary	Semi-Rural	SR-1 1 DU / Acre	5,000 SF		25%
		SR-2 1 DU / 2 Acre	5,000 SF		40%
		SR-4 1 DU / 4 Acre	10,000 SF		60%
				Maximum Footprint	
Mandatory	Rural Lands	SR-10 1 DU / 10	10,000 SF	2 acres	75%
		RL-20 1 DU / 20	15,000 SF	2 acres	82.5%
		RL-40 1 DU / 40	20,000 SF	5 acres	85%
		RL-80 1 DU / 80	20,000 SF	5 acres	90%
		RL-160 1 DU / 160 Acre	20,000 SF	5 acres	90%

Potential Uses for
Open Space Lot :

Passive Recreation
 Non-Motorized Trails
 Native Landscaping
 Resource Preservation
 Project Mitigation/
 Buffers
 MSCP
 Agriculture
 Wells
 Water Storage Tanks
 Utilities
 Pump Stations

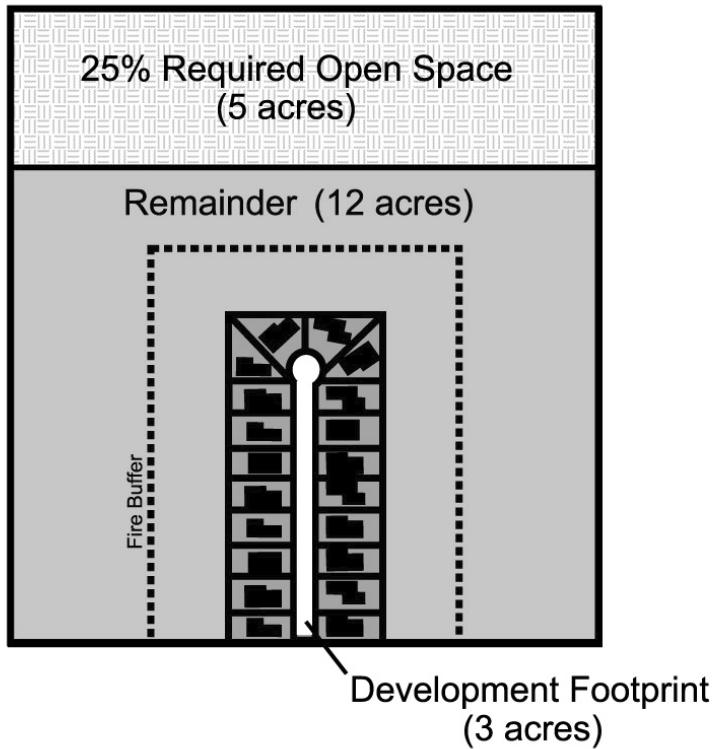
5,000 SF MINIMUM LOT SIZE SR-1 & SR-2



MINIMUM LOT SIZE INTEREST GROUP PROPOSAL

SR-1

Total Parcel Size = 20 acres
Maximum Yield = 20 (20 acres @ 1 du/ac)

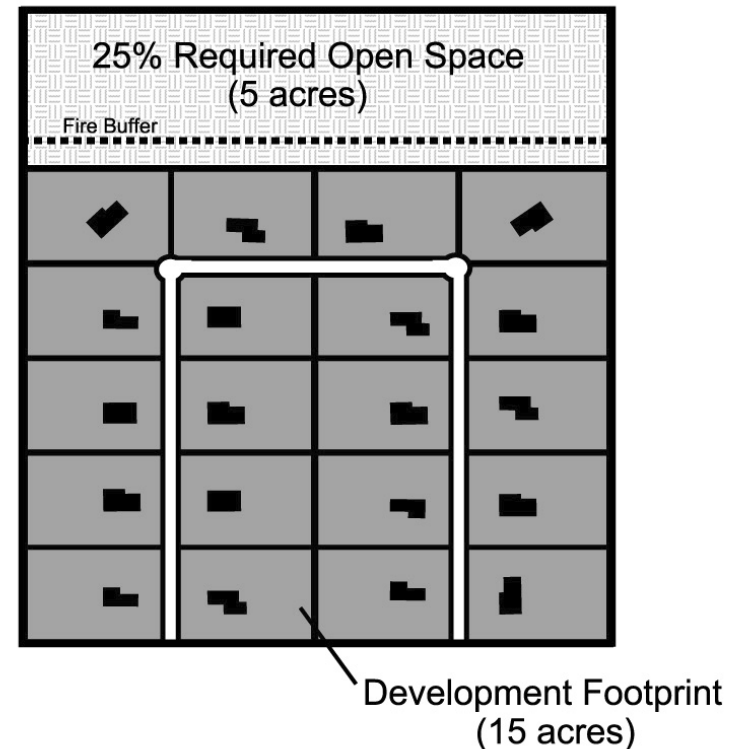


Minimum Lot Size = 5,000 sq.ft.

LOT SIZE WITHOUT REMAINDER INTEREST GROUP PROPOSAL

SR-1

Total Parcel Size = 20 acres
Maximum Yield = 20 (20 acres @ 1 du/ac)

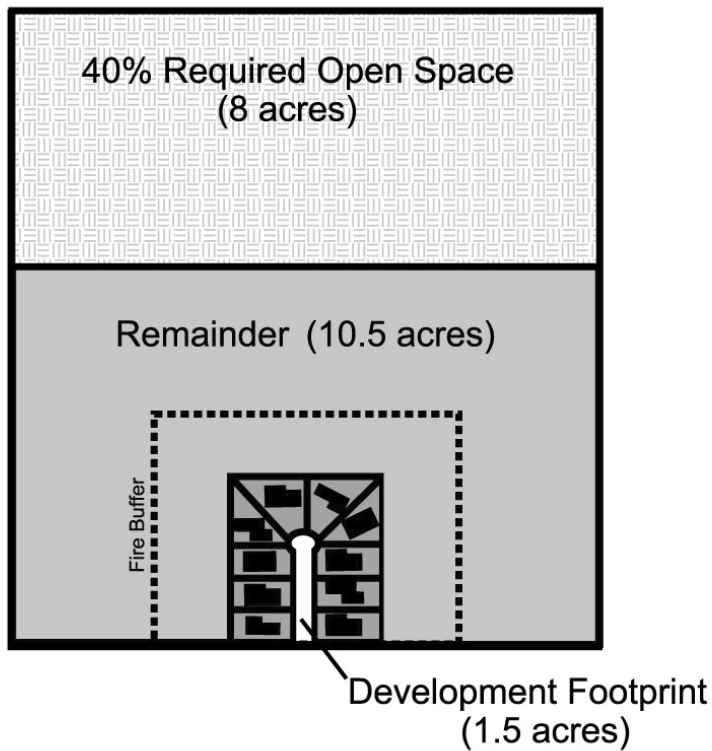


Average Lot Size = 1/2 acre

MINIMUM LOT SIZE INTEREST GROUP PROPOSAL

SR-2

Total Parcel Size = 20 acres
Maximum Yield = 10 (20 acres @ 1 du/2 ac)

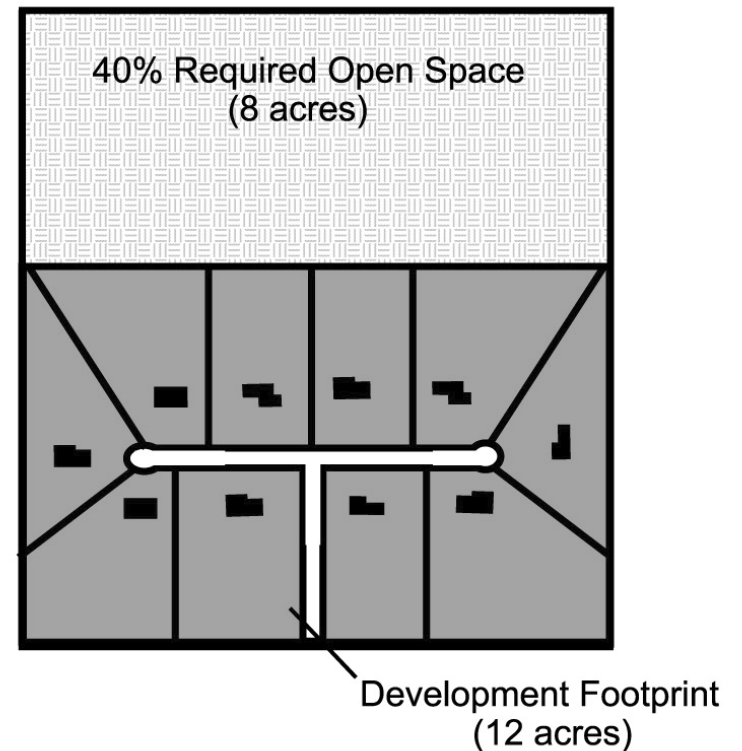


Minimum Lot Size = 5,000 sq.ft.

LOT SIZE WITHOUT REMAINDER INTEREST GROUP PROPOSAL

SR-2

Total Parcel Size = 20 acres
Maximum Yield = 10 (20 acres @ 1 du/2 ac)



Average Lot Size = 1 acre

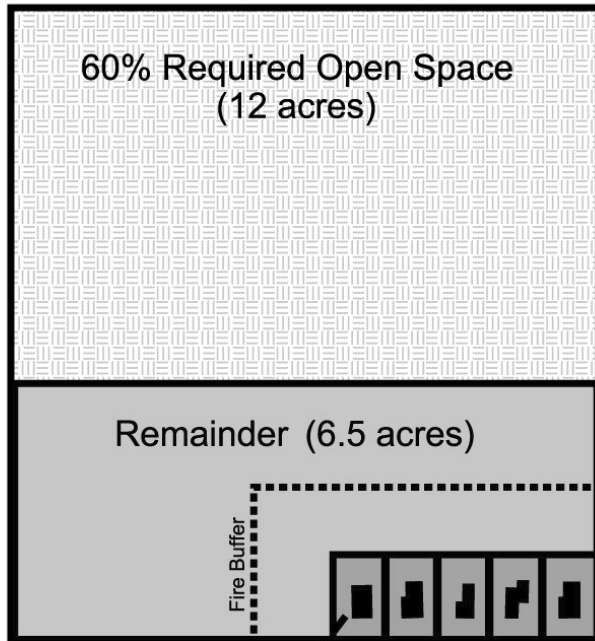
10,000 SF MINIMUM LOT SIZE SR-4 & SR-10



MINIMUM LOT SIZE INTEREST GROUP PROPOSAL

SR-4

Total Parcel Size = 20 acres
Maximum Yield = 5 (20 acres @ 1 du/4 ac)



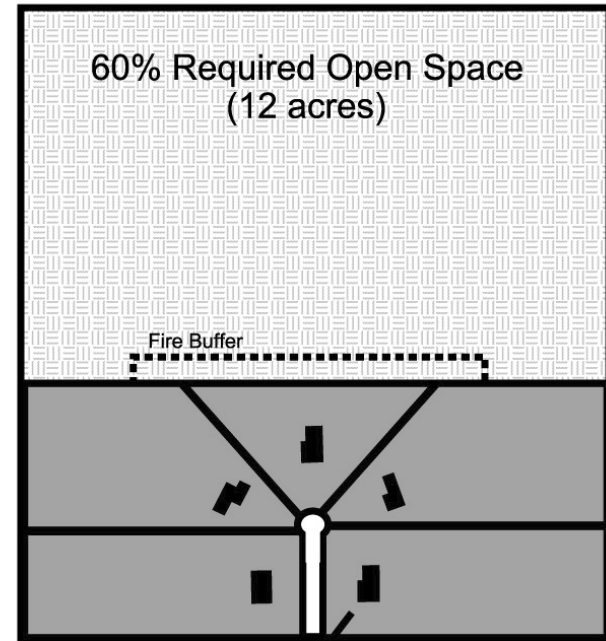
Development Footprint
(1.5 acres)

Minimum Lot Size = 10,000 sq.ft.

LOT SIZE WITHOUT REMAINDER INTEREST GROUP PROPOSAL

SR-4

Total Parcel Size = 20 acres
Maximum Yield = 5 (20 acres @ 1 du/4 ac)



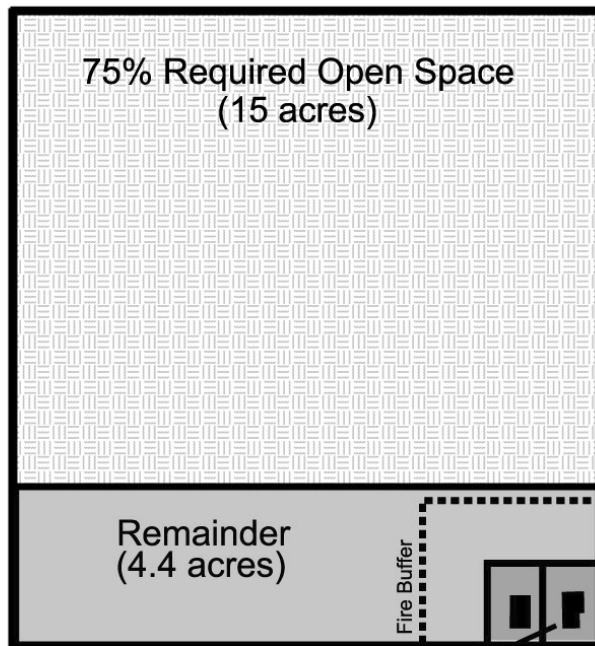
Development Footprint
(8 acres)

Average Lot Size = 1 1/4 acres

MINIMUM LOT SIZE INTEREST GROUP PROPOSAL

SR-10

Total Parcel Size = 20 acres
Maximum Yield = 2 (20 acres @ 1 du/10 ac)

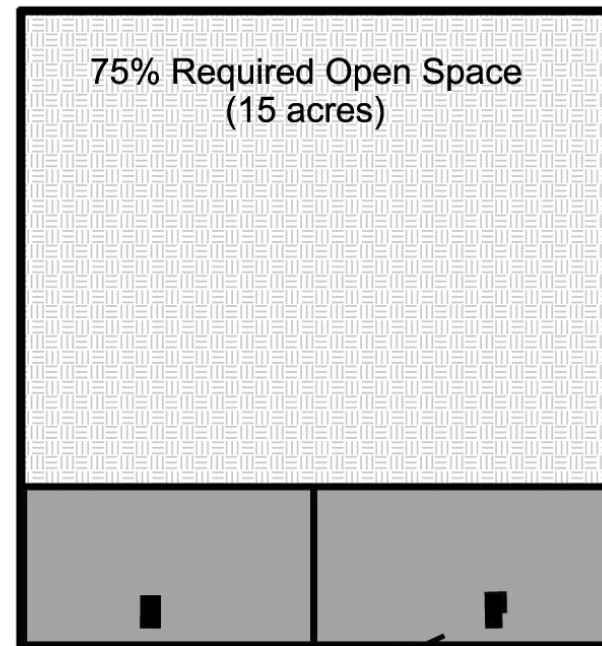


Minimum Lot Size = 10,000 sq.ft.

LOT SIZE WITHOUT REMAINDER INTEREST GROUP PROPOSAL

SR-10

Total Parcel Size = 20 acres
Maximum Yield = 2 (20 acres @ 1 du/10 ac)



Average Lot Size = 2.1 acres

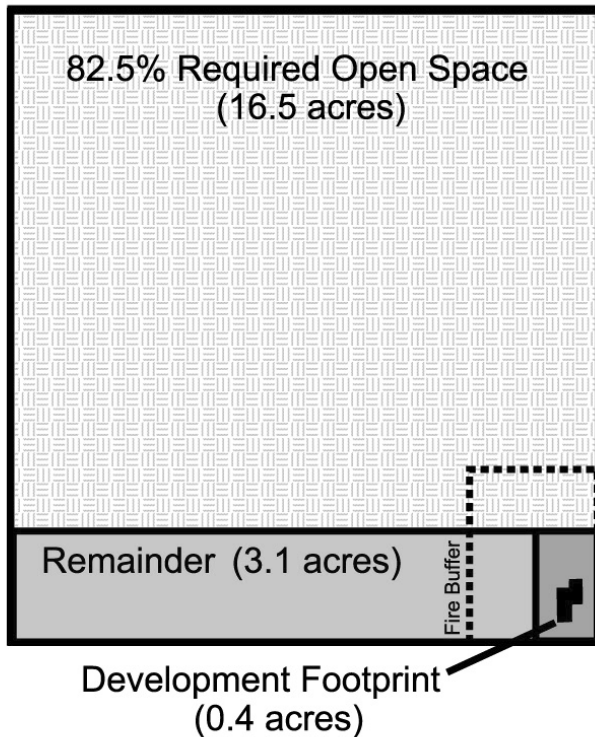
15,000 SF MINIMUM LOT SIZE RL-20



MINIMUM LOT SIZE INTEREST GROUP PROPOSAL

RL-20

Total Parcel Size = 20 acres
Maximum Yield = 1 (20 acres @ 1 du/20 ac)

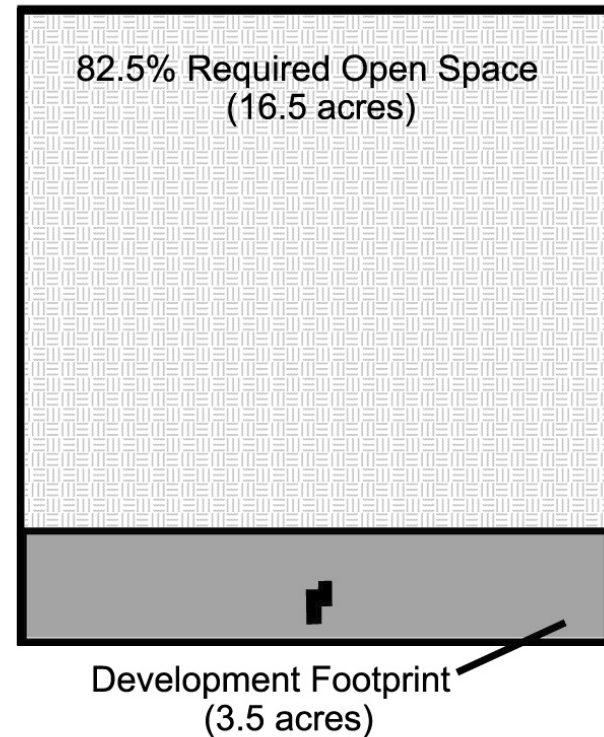


Minimum Lot Size = 15,000 sq.ft.

LOT SIZE WITHOUT REMAINDER INTEREST GROUP PROPOSAL

RL-20

Total Parcel Size = 20 acres
Maximum Yield = 1 (20 acres @ 1 du/20 ac)



Lot Size = 3.2 acres

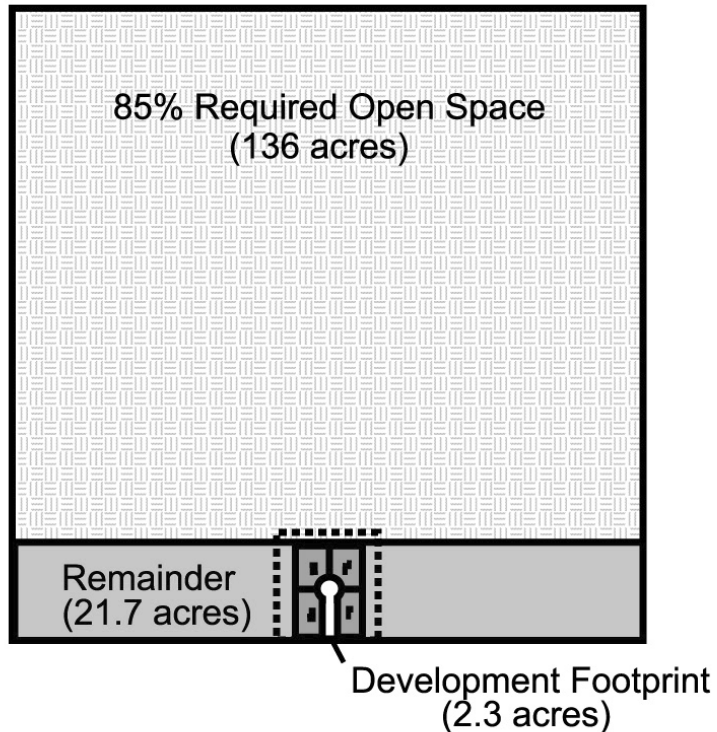
20,000 SF MINIMUM LOT SIZE RL-40 THOUGH RL-160



MINIMUM LOT SIZE INTEREST GROUP PROPOSAL

RL-40

Total Parcel Size = 160 acres
Maximum Yield = 4 (160 acres @ 1 du/40 ac)

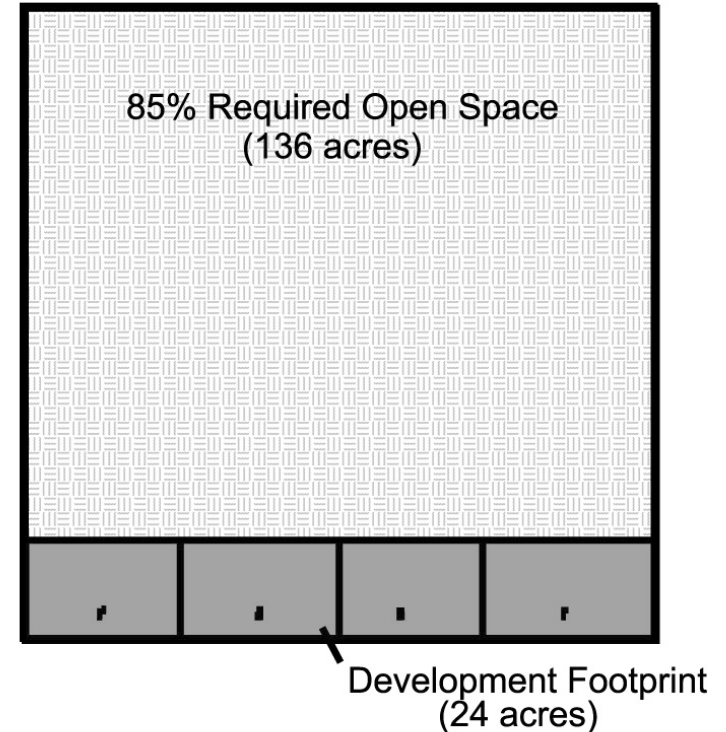


Minimum Lot Size = 20,000 sq.ft.

LOT SIZE WITHOUT REMAINDER INTEREST GROUP PROPOSAL

RL-40

Total Parcel Size = 160 acres
Maximum Yield = 4 (160 acres @ 1 du/40 ac)

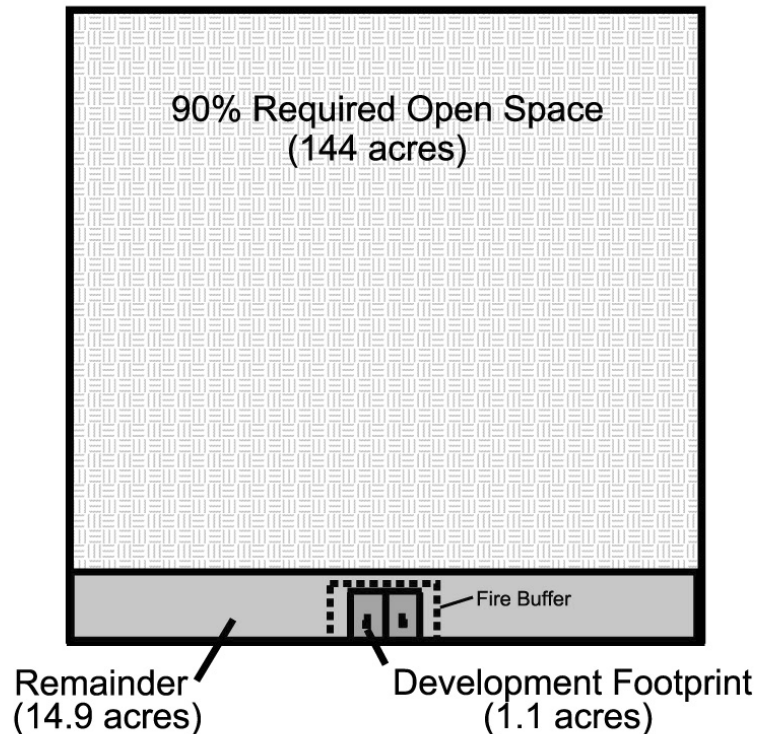


Average Lot Size = 5.6 acres

MINIMUM LOT SIZE INTEREST GROUP PROPOSAL

RL-80

Total Parcel Size = 160 acres
Maximum Yield = 2 (160 acres @ 1 du/80 ac)

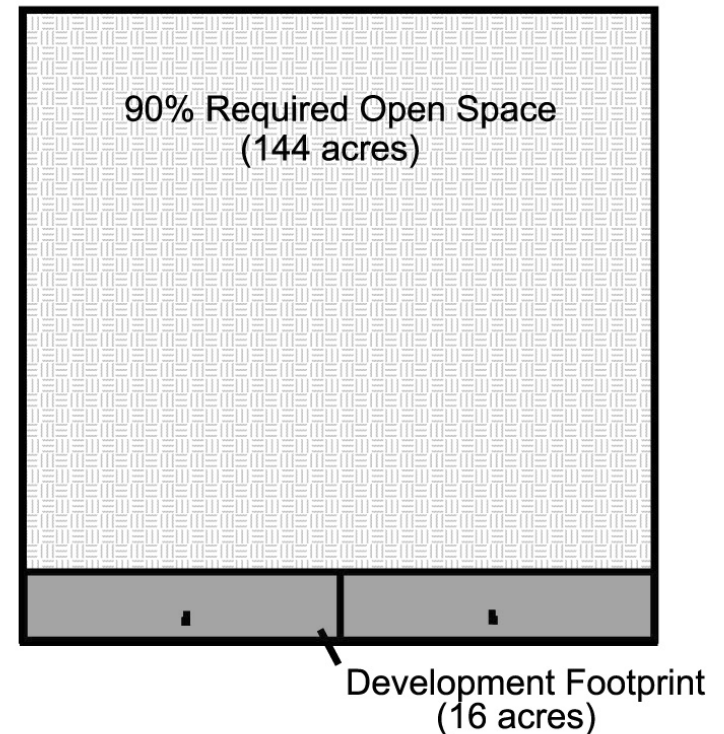


Minimum Lot Size = 20,000 sq.ft.

LOT SIZE WITHOUT REMAINDER INTEREST GROUP PROPOSAL

RL-80

Total Parcel Size = 160 acres
Maximum Yield = 2 (160 acres @ 1 du/80 ac)

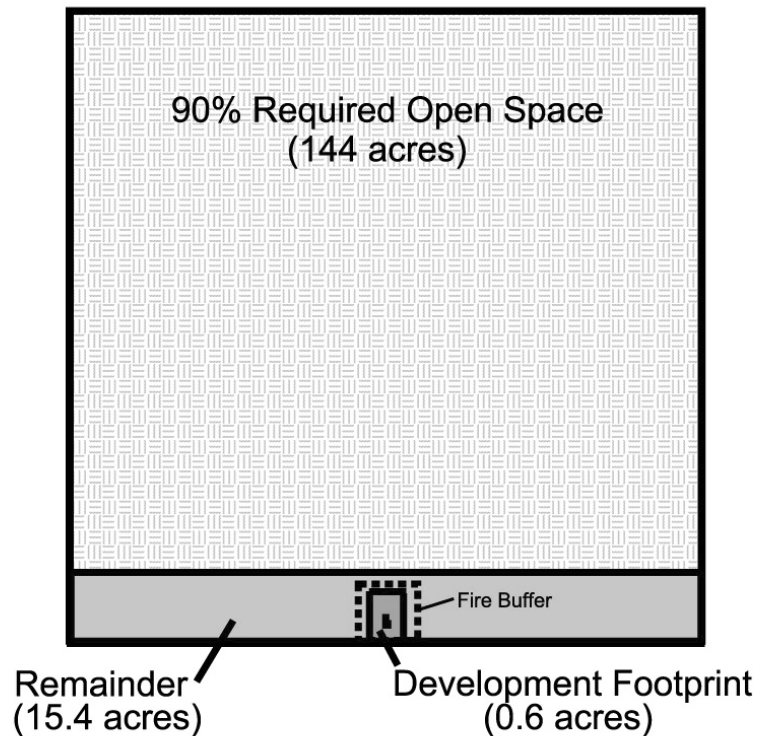


Average Lot Size = 7.6 acres

MINIMUM LOT SIZE INTEREST GROUP PROPOSAL

RL-160

Total Parcel Size = 160 acres
Maximum Yield = 1 (160 acres @ 1 du/160 ac)

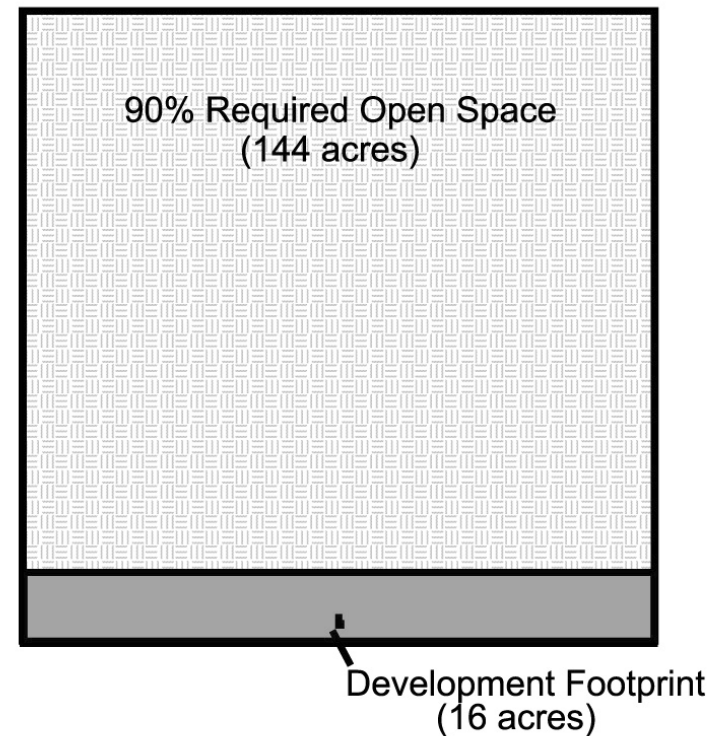


Minimum Lot Size = 20,000 sq.ft.

LOT SIZE WITHOUT REMAINDER INTEREST GROUP PROPOSAL

RL-160

Total Parcel Size = 160 acres
Maximum Yield = 1 (160 acres @ 1 du/160 ac)



Lot Size = 15.2 acres

MAXIMUM FOOTPRINT

- Imposed on Categories SR-10 through RL-160
- Limits portion of the lot that can be disturbed by development
 - Community Amenities
 - Driveways and Internal Circulation Roads
 - Brush Clearing
 - Septic Systems

OPEN SPACE REQUIREMENT

- Intended to protect Sensitive Environmental Resources
- Size of Open Space increases incrementally:
 - 25 percent (SR-10)
 - through
 - 90 percent (RL-160)
- Open Space is permanently protected
- Allowable uses include
 - Passive Recreation, Non-Motorized Trails
 - MSCP, Native Landscaping, Resource Preservation
 - Project Mitigation / Buffers
 - Agriculture
 - Wells, Water Storage Tanks, Utilities, Pump Stations

REMAINDER PARCEL

- Derived by using smaller lots
- Area could be developed after 2020
- Would require a General Plan Amendment

DENSITY INCENTIVE

- Only if Open Space Subdivision Standards are met
- Then Subdivision is not subject to:
 - Yield reductions for steep slopes
 - Slope encroachment limits according to resource standards

VOLUNTARY VS. MANDATORY

- **VOLUNTARY —**
Semi-Rural Categories:
SR-1 (1 du/acre) through SR-4 (1 du/4 acres)
- **MANDATORY —**
 - Semi-Rural Category SR-10 (1 du/10 acres)
 - Rural Lands Category RL-20 (1 du/20 acres) through RL-160 (1 du/160 acres)

QUESTIONS